

1 LENARD E. SCHWARTZER
2 2850 S. Jones Blvd., Ste 1
3 Las Vegas, NV 89146
(702) 307-2022

4 TRUSTEE

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7 UNITED STATES BANKRUPTCY COURT

8 DISTRICT OF NEVADA

9 In re : Case No. BK-S 19-16945-BTB
10 : IN PROCEEDINGS UNDER CHAPTER 7
11 RAY A. HUSSA : OPPOSITION TO US BANK NATIONAL
12 : ASSOCIATION, NOT IN IT'S INDIVIDUAL
13 : CAPACITY BUT SOLELY AS TRUSTEE
14 : FOR NRZ PASS-THROUGH TRUST XI-B'S
15 : MOTION FOR RELIEF FROM
16 : AUTOMATIC STAY AND
Debtor : ABANDONMENT
Date: January 22, 2020
Time: 1:30 pm
Place: Foley Bldg; 3rd floor

17 Trustee, LENARD E. SCHWARTZER, opposes US Bank National Association, Not in It's
18 Individual Capacity but Solely as Trustee for NRZ Pass-through Trust XI-B's Motion for Relief from
19 Automatic Stay and Abandonment on the following grounds:

20 1. US Bank National Association, Not in It's Individual Capacity but Solely as Trustee
21 for NRZ Pass-through Trust XI-B ("US Bank") filed its Motion for Relief from Automatic Stay and
22 Abandonment relating to real property commonly known as 2032 E. Briarleaf Ave., Coeur D.
23 Alene, ID 83815 ("Property").

24 2. The Trustee has no objection to US Bank requesting relief from the automatic stay
25 permitting US Bank to pursue its rights under applicable state and federal law to recover the property
26 or to modify the loan.

27 3. The Trustee, however, opposes US Bank's Motion directing the Trustee to abandon
28 the Property on the grounds that the Property is burdensome to, and/or is of inconsequential value

1 and benefit to the estate.

2 4. The Trustee alleges that the Property, even without equity, may have value to the
3 bankruptcy estate because the Trustee may be able to conduct a short sale.

4 Based upon the above, the Trustee requests that US Bank's request for abandonment of the
5 Property be denied.

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7 DATED: January 2, 2020

/s/ Lenard E. Schwartzer
LENARD E. SCHWARTZER
Trustee

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